



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (November 12, 2015 Meeting)

**Docket No. / Project Title:** PP-15-05 (Woodland Parks Major Subdivision Replat)  
**Staff:** Allie Keen  
**Applicant:** Skaggs Development, LLC  
**Property Size:** 47.76 Acres  
**Current Zoning:** RS2 (Residential: Single-Family 2)  
**Location:** West side of US 31, approximately 567 feet north of County Road 400 North, in German Township. Block D1 is specifically located between 5995 and 1862 Conifer Court.

#### Background Summary:

The applicant has indicated that the proposed subdivision is for the purpose of revising the preliminary plat for Woodland Parks Major Subdivision, to convert common area (Block D1) to a building lot resulting in a total of 153 lots for the entire subdivision. Subdivision Control Ordinance Section 16.24.225(B) states that for any resubdivision of land where the proposed changes may have an impact on the existing subdivision, such as an additional lot or change in the amount of common area, the application shall include the signed consent of 75% of the owners of the property in the existing subdivision. The applicants have provided the signed consent of 75% of the property owners in the Woodland Parks subdivision.

#### Preliminary Staff Recommendation:

Approval, the infrastructure is already in place to support 1 additional building lot and the loss of the common area will not adversely affect the neighborhood. The approval should be subject to the following conditions:

1. The outstanding issues with the unfinished public infrastructure for Sections 1A and 1B according to the conditions of approval for the Woodland Parks rezoning (RZ-13-07) shall be addressed prior to the approval of the next final plat for this subdivision (including that which would create the currently proposed lot).
2. A replacement performance bond shall be provided for the public infrastructure in Sections 1A and 1B prior to the approval of the next final plat for this subdivision (including that which would create the currently proposed lot).

Also, the developer should clarify their intent for the lots previously included in a requested rezoning to RT for single-family attached homes. Single-family detached homes are currently being built on these lots.

#### Plan Commission Options:

In reviewing a request for major subdivision approval, the Plan Commission shall (1) approve the request if the proposal meets the minimum standards of the Subdivision Control Ordinance, (2) deny the request if the minimum standards of the Ordinance are not met and appropriate modifications are not obtained, or (3) continue the request to gather further information or otherwise as provided by the Plan Commission Rules of Procedure (per Subdivision Control Ordinance Section 16.40.050).

**Outstanding Technical Comments:**

The following outstanding technical comments must be addressed by the applicant:

1. There is an outstanding rezoning for the Woodland Parks Subdivision from February 2014 as a condition of approval of that rezoning. The following items from the Engineering punch list still need to be taken care of prior to the rezoning being finalized.
  - a. Woodland Parks 1A:
    - i. Lots 1, 6, 7, and 8 still have the same issues as they did in 2005 with the cross slope of the walks through the driveways and walk.
    - ii. Asphalt is rutting before you get to Phase 1B, this should be fixed prior to the City accepting.
  - b. Woodland Parks Phase 1B:
    - i. The developer has finished constructing Buckthorn Drive. They have installed some walk however it all needs to check for ADA compliance. Engineering will need to set up a final inspection.
2. The performance bond for Sections 1A and 1B have expired; new bonds need to be provided.

<b>Current Property Information (entire subdivision site):</b>	
<b>Land Use:</b>	Single-Family Residential
<b>Site Features:</b>	Single-Family homes, open space, and detention ponds.
<b>Flood Hazards:</b>	There are no flood hazards at this location.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances at this location.
<b>Vehicle Access:</b>	This subdivision gains primary access from US 31 (Principle Arterial, Residential, Suburban). There are also interior subdivision streets serving the lots that are all classified as Local, Residential, Suburban streets.

<b>Surrounding Zoning and Land Use (entire subdivision site):</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	AP (Agriculture: Preferred)	Single-Family Residential
<b>South:</b>	AP (Agriculture: Preferred)	Agriculture & Single-Family Residential
<b>East:</b>	AP (Agriculture: Preferred)	Agriculture, Single-Family Residential, & Worship Facility (New Hope Christian Church)
<b>West:</b>	AP (Agriculture: Preferred) RS2 (Residential: Single-Family 2)	Vacant/Undeveloped Single-Family Residential

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	<p>The following items from the Engineering punch list still need to be taken care of prior to the rezoning being finalized.</p> <ol style="list-style-type: none"> <li>1. Woodland Parks 1A: <ol style="list-style-type: none"> <li>a. Lots 1, 6, 7, and 8 still have the same issues as they did in 2005 with the cross slope of the walks through the driveways and walk.</li> <li>b. Asphalt is rutting before you get to Phase 1B, this should be fixed prior to the City accepting.</li> </ol> </li> <li>2. Woodland Parks Phase 1B: <ol style="list-style-type: none"> <li>a. The developer has finished constructing Buckthorn Drive. They have installed some walk however it all needs to check for ADA compliance. Engineering will need to set up a final inspection.</li> </ol> </li> </ol>
<b>Fire Department:</b>	No comments.
<b>City Utilities:</b>	No comments.
<b>Surveyor's Office:</b>	The Surveyor's Office will need a minimum of 5 working days to review the final plat.

### **History of this Location:**

The relevant history of this property includes the following:

1. On January 7, 2004, the Columbus Plan Commission approved a Preliminary Plat for Woodland Parks (PP-03-03) for a 152 lot single-family residential subdivision.
2. In 2004, a final plat for Section 1A (FP-04-04) was approved for a total of 8 lots.
3. In 2005, a final plat for Section 1B (FP-05-02) was approved for 68 lots.
4. On February 6, 2014, the Columbus City Council approved to rezone (RZ-13-07) 29 lots within Woodland Parks to the RT (Residential: Two-Family) zoning district in order to allow single-family attached homes. This rezoning has still not been finalized due to outstanding issues with unfinished public infrastructure in Sections 1A and 1B.

### **History of this Application:**

The relevant history of this application includes the following: The Columbus Subdivision Review Committee met on October 22, 2015, reviewed this application, and forwarded it to the Plan Commission. The outstanding technical comments for the plat are indicated above.

### **Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. Woodland Parks Major Subdivision is a single-family residential subdivision that was approved in early 2004 with a total of 152 planned lots. To date, 75 of those lots have been final platted. At this time, the applicant is requesting to amend the preliminary plat for this subdivision to convert one of the common areas (Block D1) to a building lot to create a total of 153 total lots for the subdivision. Block D1 was originally intended to be a tennis court for the residents of Woodland Parks.
2. Block D1 is approximately 17,562 square feet in size and is consistent with the other lot sizes within the subdivision. The new lot will be served by an existing interior subdivision street, Conifer Court.
3. The Woodland Parks Subdivision has not been annexed into the City of Columbus and its public infrastructure is maintained by the County, however the subdivision was built to the City Subdivision Control Ordinance standards in place at that time. It is served by Driftwood Utilities and Eastern Bartholomew Water Corporation.

4. Per Subdivision Control Ordinance Section 16.24.225(B), for any resubdivision of land where the proposed changes may have an impact on the existing subdivision (such as an additional lot or change in the amount of common area) the application shall include the signed consent of 75% of the owners of the property in the existing subdivision. The applicant has provided signed consent of 24 of the property owners, which is equal to 75% of the property owners within the subdivision.
5. There are currently 3 other blocks (Block A, Block B, and Block C) in Woodland Parks. Block C is intended to be additional building lots and Blocks A and B are retention ponds. Both of these ponds can get access from Woodland Parks Drive if Block D1 is changed to a building lot with this request.
6. During a previous rezoning case (RZ-13-07) for 29 of the lots within Woodland Parks, the Engineering Department identified that Woodland Parks Section 1A has not received final approval for the public infrastructure. A pre-final inspection was performed in 2005 and a list was created of items that needed to be replaced. There are still some outstanding items on this list that need to be addressed in order for Section 1A to receive final approval and for the rezoning request to be finalized. A final inspection is also required for Section 1B of the subdivision and is required in order to receive final approval and for the rezoning request to be finalized.
7. When the Subdivision Improvement Agreements were approved for Sections 1A and 1B of Woodland Parks, performance bonds were required to be provided in the amount equal to the cost of the subdivision improvements. These bonds have expired and the improvements for both Section 1A and 1B have still not been completed and finalized by the City Engineering Department.
8. It appears that single-family detached homes are being built on the lots previously included in the RT rezoning request (RZ-13-07).

#### **Subdivision Control Ordinance Consideration(s):**

The following provisions of the Subdivision Control Ordinance apply to the key issues of this application:

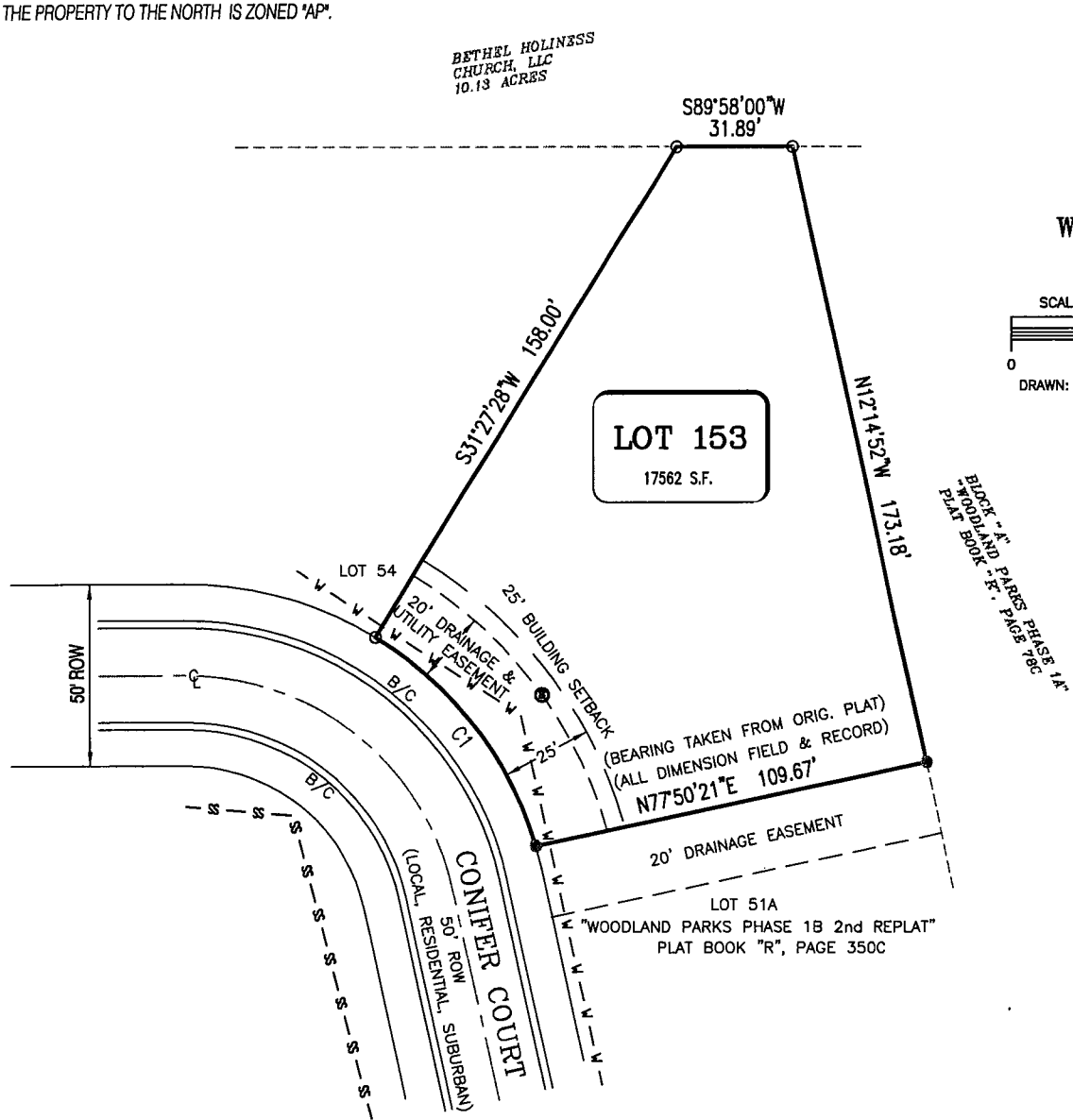
1. Section 16.24.225 (A) – Procedure for Resubdivision: Whenever a land owner desires to resubdivide an already approved major subdivision plat, the land owner shall apply for the resubdivision using the same procedure prescribed for the subdivision of land.
2. Section 16.24.225(B) – Resubdivision of Land: For any resubdivision of land where the proposed changes may have an impact on the existing subdivision, the application shall include the signed consent of 75% of the owners of property in the existing subdivision. Such changes include the following:
  - a. Any change in street circulation pattern or other significant change in a public improvement.
  - b. The addition of one or more buildable lots.
  - c. Any change in the amount of land reserved for public use or the common use by lot owners.
  - d. Any other change which would have an adverse effect on the use and enjoyment of property in the existing subdivision.
3. Section 16.16.010 – General Purpose of Primary Approval: The purpose of granting primary approval to a preliminary plat is to allow the general public to comment on the technical merits of the plat and to provide a formal review of the plan for development. The primary approval shall serve as the approval of the lot layout, vehicular and pedestrian circulation plans and utility plans for the subdivision.

Woodland Parks Major Subdivision Replat

PRELIMINARY PLAT

SHEET 1 OF 1

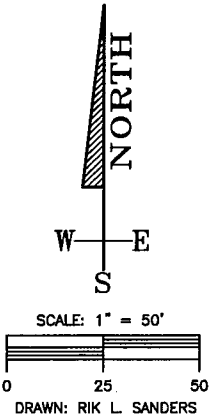
EXISTING LOTS TO THE EAST, WEST, AND SOUTH ARE ZONED "RS2".  
THE PROPERTY TO THE NORTH IS ZONED "AP".



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	100.00'	74.04'	72.36'	N37°19'34\"W	42°25'27\"	38.81'

PROPERTY DESCRIPTION  
BLOCK D1 AS SHOWN ON THE PLAT OF  
"WOODLAND PARKS PHASE 1B 2nd REPLAT"  
RECORDED IN PLAT BOOK "R", PAGE 350C.

CURRENT OWNER OF RECORD:  
SKAGGS DEVELOPMENT, LLC  
INSTR. #2005-2229  
AUD. PARCEL ID:  
#03-05-35-340-001.500-009  
#03-05-35-340-001.501-009



- LEGEND**
- 5/8"x30" REBAR AND CAP SET THIS SURVEY
  - ⊙ FOUND 5/8" REBAR
  - B/C BACK OF CURB
  - w-w- WATER LINE
  - ss-ss- SANITARY SEWER
  - ⊙ SEWER LATERAL

AREA TABLE	
LOT 153	17,562 S.F.
TOTAL	17,562 S.F.

BLOCK D1 IS SUBJECT  
TO A 5'DRAINAGE  
EASEMENT ON ALL  
SIDE AND REAR LOT  
LINES, UNLESS  
OTHERWISE NOTED.

PREPARED BY:  
E.R. GRAY & ASSOCIATES, P.C.  
P. O. BOX 1357  
COLUMBUS, INDIANA  
(812) 372-7398

DEVELOPER:  
SKAGGS DEVELOPMENT, LLC  
1531 W. TIPTON STREET  
SEYMOUR, INDIANA  
47274

PRIMARY APPROVAL

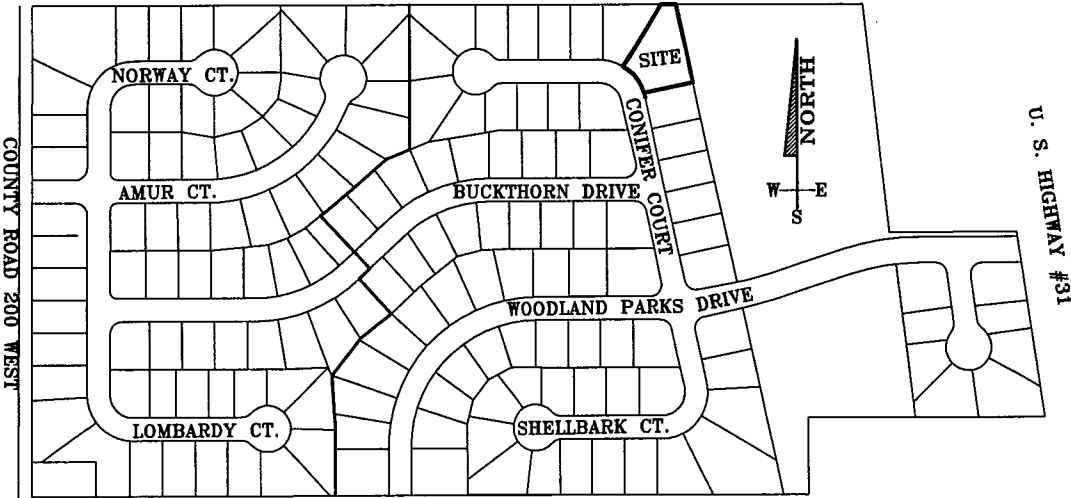
UNDER AUTHORITY PROVIDED BY IC 36-7-4-700, SUBDIVISION CONTROL,  
AND ANY AMENDMENTS THERETO, THIS PLAT WAS GIVEN PRIMARY APPROVAL  
BY THE CITY OF COLUMBUS, INDIANA, AS FOLLOWS:

APPROVED BY CITY PLAN COMMISSION AT A MEETING HELD NOVEMBER 12, 2015.

PRESIDENT – ROGER LANG

SECRETARY – DAVID FISHER

VOID UNLESS SECONDARY APPROVAL IS RECEIVED BY \_\_\_\_\_



SITE LOCATION MAP  
NOT TO SCALE

DRAINAGE REPORT  
SURFACE WATER ALONG THE FRONTAGE OF SUBJECT LOT  
WILL FLOW INTO EXISTING CURB DRAINS; AND SURFACE  
WATER ALONG THE REAR OF SUBJECT LOT WILL FLOW  
INTO THE EXISTING POND ON BLOCK A (TO THE EAST).

OCTOBER 29, 2015

JOB #15353

E.R. GRAY & ASSOCIATES

PROFESSIONAL LAND SURVEYING AND CONSULTING

E.R. GRAY III, L.S.  
PRESIDENT

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